LAND ON THE SOUTHWEST SIDE OF BENSKINS LANE (NORTH AND SOUTH OF WESTWOOD PARK), (CURTIS PLANTATION), RM4 1LB

Enforcement case ref: ENF/118/19

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004)

TEMPORARY STOP NOTICE

SERVED BY: London Borough of Havering herein after referred to as "the Council"

To:

(1) Charles Clarke, 33a Melbourne Road, London, E6 2RU

(2) Charles Clarke, Curtis Plantation (land north and south of Westwood Park), Benskins Lane, Noak Hill, Romford, RM4 1LB

(3) The Owner(s), Curtis Plantation (land north and south of Westwood Park), Benskins Lane, Noak Hill, Romford RM4 1LB

(4) The Occupier(s), Curtis Plantation (land north and south of Westwood Park), Benskins Lane, Noak Hill, Romford RM4 1LB

(5) The Contractor operating on land known as Curtis Plantation, land north and south of Westwood Park, Benskins Lane, Noak Hill, Romford RM4 1LB

1. On **25th September 2026***,* the Council has issued this Temporary Stop Notice alleging that there has been a breach of planning control on the land described in paragraph 4 below.

2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in section 3 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.

3. THE REASONS FOR ISSUING THIS NOTICE

The Council considers that there has been a breach of planning control on the land described in paragraph 4 below. The breach of planning control is without planning permission, the felling of trees under Tree Preservation Order protection TPO 8/49, engineering operations and the formation of hard surfaces.

4. THE LAND TO WHICH THIS NOTICE RELATES

Land known as 'Curtis Plantation' and as land on the southwest side of Benskins Lane (north and south of Westwood Park), Benskins Lane, Noak Hill, Romford RM4 1LB

5. THE ACTIVITY TO WHICH THIS NOTICE RELATES

The notice is issued against all activities that are occurring on the Land in connection with:

(i) Without planning permission, the felling or carrying out of works to trees covered under TPO 8/49; and

(ii) Without planning permission, engineering operations; and

(iii) Without planning permission, preparation works to form hard surfaces.

6. WHAT YOU ARE REQUIRED TO DO

1) To cease any works to trees and any felling of trees on the Land;

2) To cease all engineering operations taking place on the Land;

3) To cease the preparation of or laying on any hard surface including;

4) To cease the erection of any fencing on the Land.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **25th September 2026** when all the activity specified in this notice shall cease. This notice will cease to have effect on **20th November 2026.**

Dated: **25th September 2026**

Signed: David Colwill

David Colwill - Team Leader Planning Enforcement

On behalf of: London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

ANNEXE

WARNING - THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE.

It is an offence to contravene a temporary stop notice after a site notice has been displayed, or the temporary stop notice has been served on you (Section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is unlimited on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited.

If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with **Chris Stathers, Principal Planning Enforcement officer**, Town Hall, Main Road, Romford, RM1 3BB, **01708 434293** or **Rachel McCrae, Senior planning Enforcement Officer 01708 434293** If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

S.171G. Temporary stop notice: offences

(1) A person commits an offence if he contravenes a temporary stop notice–
(a) which has been served on him, or
(b) a copy of which has been displayed in accordance with section 171E(5).

(2) Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.

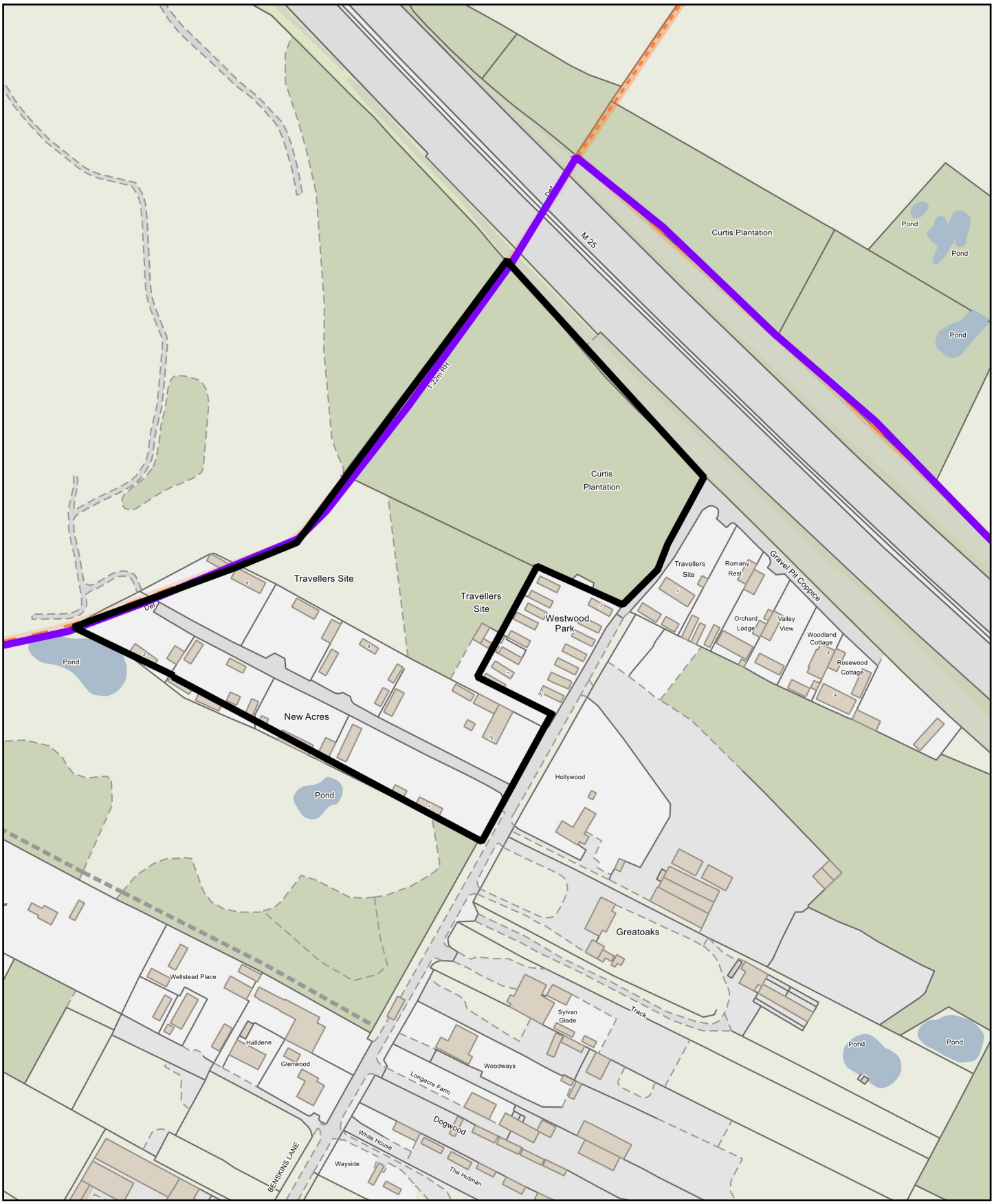
(3) An offence under this section may be charged by reference to a day or a longer period.

(4) A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.

(5) A person does not commit an offence under this section if he proves–
(a) that the temporary stop notice was not served on him, and
(b) that he did not know, and could not reasonably have been expected to know, of its existence.

(6) A person convicted of an offence under this section is liable–
(a) on summary conviction, to an unlimited fine;
(b) on conviction on indictment, to a fine.

(7) In determining the amount of the fine, the court must have regard in particular to any financial benefit, which has accrued or has appeared to accrue to the person convicted in consequence of the offence.



Land south west side of Benskins Lane (AKA Curtis Plantation), Noak Hill, Romford RM4 1LB	**TQ5398794675** N
nlpg The National Land & Property Gazetteer; NSG National Street Gazetteer; Ordnance Survey Licensed Partner	**Scale: 1:2500** 0 10 20 30 metres **Date: 25 September 2026**
Havering London Borough	London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343
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